

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION FOR REHABILITATION OF
RESIDENTIAL HOUSING IN THE KITTREDGE SQUARE
URBAN RENEWAL AREA PROJECT NO. MASS. R-167
PARCELS 1,2,3,5,7

WHEREAS, The Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, The Urban Renewal Plan for the Kittredge Square Renewal Area, Project No. Mass. R-167, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, The Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Mr. Clarence Dilday has expressed an interest in and submitted a satisfactory proposal in the "Project Area";

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mr. Clarence Dilday be and hereby is tentatively designated as Redeveloper of Disposition Parcel 1,2,3,5,7 subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. Publication of all public disclosure and issuance of all approvals required by Chapter 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c. Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) evidence of the availability of necessary equity funds; and
 - (ii) working drawings indicating the number and composition of the units for new construction; and
 - (iii) evidence of financing commitments from banks or other lending institutions; and
 - (iv) proposed development schedules

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for development.

3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



MEMORANDUM

9A

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY

SUBJECT: KITTREDGE SQUARE URBAN RENEWAL AREA PROJECT NO. MASS. R-167
TENTATIVE DESIGNATION OF REDEVELOPER PARCELS 1,2,3,5,7

The Kittredge Square Urban Renewal Area falls within sub-area II of the Model Cities District of Boston. Section 7 of the cooperation agreement between the Authority and Model Cities Administration, approved by the Boston Redevelopment Authority in June of 1972, requires that the Model Cities Administration participate in the soliciting and review of development proposals within the Model Cities area, and that the Model Neighborhood Board approve the submission of development proposals, prior to their submission to the Authority. Pursuant to this agreement, the Model Cities Administration publicly solicited developer interest in the subject parcels on March 5, 1974. Subsequent review of submitted proposals by both the Authority and Model Cities development staffs considered both design elements and experience of development teams in rehabilitating residential structures.

The submission of Mr. Clarence E. Dilday, Esq. of 16 Morley Street, was considered by both staffs to best fulfill all of the requirements of the developers kit. On May 3, 1974, the Model Neighborhood Board approved Mr. Dilday's proposal for development of the subject parcels, and approved the submission of his proposal to the Boston Redevelopment Authority Board for tentative designation.

Parcels 1,2,3,5,7 are located between Kittredge Square and John Elliot Square (11,14,15,17,21 and 22 Morley Street and 23 and 27 Highland Street). These parcels include seven buildings and two parcels of vacant land, the vacant land totaling 5,000 sq. ft. The buildings are to be rehabilitated for residential reuse and the vacant land is to be used for parking for the prospective tenants. Only one of the subject buildings is occupied at this time.

Mr. Dilday's proposal calls for the rehabilitation of all of the buildings into one and two bedroom apartments which will rent at market rates. On the vacant parcels, he intends to place convenience parking for residents of the rehabilitated apartments. The Developer has chosen the firm of Stull Associates, Inc. of Boston as their architects. The Archibald-Shepherd, Inc. Construction Company will be general contractor for the development. Edwin D. Abrams, Inc. is expected to be the management agent. It is considered that this development team has the necessary experience in this type of development to successfully complete the project.

It is therefore recommended that the Authority tentatively designate Mr. Clarence E. Dilday as redeveloper of Parcels 1,2,3,5,7 in the Kittredge Square Urban Renewal Area.

An appropriate resolution is attached.